

Application Numbers: **Application A** WNS/2021/1269/MAR

Application B WNS/2021/1285/MAR

Application C WNS/2022/0074/NA &

Application D WNS/2022/0084/NA

Location: MEPC Silverstone Park, Land south of Silverstone Park
Innovation Centre Silverstone

Proposal: Reserved matters submissions for appearance, scale, layout,
access and landscaping for commercial development and a new
Social Hub relating to Planning Permission S/2019/0443/EIA
and S/2019/1793/MAO (Outline permissions for mixed use
development comprising offices, light industrial, research and
development, general industrial and storage & distribution
facilities, education/ on site student accommodation, up to two
hotels, non retail promotional automotive display space, a
social hub, parking and access arrangements and supporting
infrastructure).

Applicant: MEPC Silverstone GP Limited

Agent: Terence O'Rourke Ltd

Case Officer: Clare Caldwell

Ward: Silverstone

Reason for Referral: **Major Application**

Committee Date: **14/02/2022**

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION:

- 1) GRANT PERMISSION SUBJECT TO CONDITIONS TO APPLICATIONS A (WNS/2021/1269/MAR) & B (WNS/2021/1285/MAR) AND**
- 2) RAISE NO OBJECTIONS TO APPLICATIONS C (WNS/2022/0074/NA) & D (WNS/2022/0084/NA)**

Proposal

Permission is sought for the reserved matters of appearance, scale, layout, access and landscaping. The overall quantum of development amounts to 102,458sq ft GIA (9,519sqm). The development proposes the construction of detached and terraced industrial units across 4 buildings. These will also incorporate a gym and café, which together with the retention of

the existing visitor centre for repurposing as a nursery, will form the new 'Social Hub'. The units will be suitable for a mix of uses including research and development and light industrial, general industrial and storage and distribution.

Consultations

The following have raised **objections** to the application

- None

The following consultees have raised **no objections** to the application:

- Planning Policy, National Highways, WNC Highways, Health and Environmental Protection, Building Control, Licensing, Syresham Parish Council, Towcester Town Council

The following consultees are **in support** of the application:

- Economic Development

The following consultees have **commented**;

- Police CPDA, Lead Local Flood Authority (LLFA)

Conclusion

The application has been assessed against the relevant policies in the NPPF, the adopted Local Plan and other relevant guidance as listed in detail at Section 8 of the report.

The key issues arising from the application details are:

- Principle of Development
- Layout
- Scale
- Appearance
- Landscaping
- Access

The report looks into the key planning issues in detail, and Officers conclude that the proposal is acceptable subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. INTRODUCTION AND BACKGROUND

- 1.1 Both the planning applications WNS/2021/1269/MAR & WNS/2021/1285/MAR comprise part of the same development of what is known as 'Phase 4' of the Silverstone Park development. Two applications have been submitted because each application concerns the approval of reserved matters pursuant to two separate outline permissions for two different parts of the wider site; these being part of Zone M2 approved under the principal outline planning permission S/2019/0443/EIA and Zones LS2 and LS3 approved under what is known as the 'land swap'¹ outline planning permission S/2019/1793/MAO.

¹ So called because the land is part of a land swap agreement with the British Racing Drivers Club.

- 1.2 Part of the phase 4 site (the southern edge) lies within the administrative control of Buckinghamshire Council. Officers from both councils have been working together prior to submission and during consideration of the applications to provide a consistent and joined up approach to the applications.
- 1.3 The same applications have also been submitted to Buckinghamshire Council for determination and applications WNS/2022/0074/NA & WNS/2022/0084/NA are consultations from Buckinghamshire Council on these same applications.
- 1.4 This report covers both reserved matters applications and the neighbouring authority consultations for phase 4 and refers to the site of phase 4 as a whole for ease of consideration.

2. APPLICATION SITE AND LOCALITY

- 2.1 The application site (for phase 4 as a whole) comprises land to the south of the Innovation Centre. To the east lies the racing circuit and to the south lies the circuit's main car park. Dadford Road lies to the western boundary.
- 2.2 The site includes the existing visitor centre together with 3 mature trees in the south western corner. The slab and foundations of the former Bungalow and Luffield Cottages, (demolished in 2017) remain in situ and are secured by post and rail fencing. The remaining areas generally comprise grass and estate roads.
- 2.3 The combined reserved matters application site area totals 2.3 ha.

3. CONSTRAINTS

- Part of the site (the southern edge) lies within the administrative control of Buckinghamshire Council
- Within 2km of five Local Wildlife Sites.
- Archaeological Assets Site: Silverstone Airfield (WWII)
- Aerodrome Consults Zone: 15m obstacles
- Flood Zone 1
- Grade I Registered Park and Garden of Stowe lies to the South within Buckinghamshire
- Mineral safeguarding area
- There are 3 mature trees in the south west corner

4. DESCRIPTION OF PROPOSED DEVELOPMENT

- 4.1 The proposed development comprises the construction of detached and terraced industrial units across 4 buildings. These will also incorporate a gym and café, which together with the retention of the existing visitor centre for repurposing as a nursery will form the new 'Social Hub'.
- 4.2 Ancillary infrastructure is also proposed, including internal estate roads, parking, landscaping, and mechanical & electrical services.

- 4.3 Permission is sought for the reserved matters of appearance, scale, layout, access and landscaping. The overall quantum of development amounts to 102,458 sq ft GIA (9,519sqm).
- 4.4 The units will be suitable for a mix of uses including research and development and light industrial (now use class E but listed as B1(b) and B1(c) on the outline planning permissions), general industrial (B2) and storage and distribution (B8)². The exact use of each building will be defined prior to first occupation. This approach has been taken on preceding phases of the wider Silverstone Park development. Before construction commences, MEPC will undergo negotiations with a range of potential occupiers, and it requires flexibility on the exact use of each building at this stage.
- 4.5 The requirement for a social hub is included in the principal outline planning permission³ which also allows for a phased delivery depending on the amount of floorspace occupied on the wider development. The hub should include a social area, gym/fitness room, nursery, showers and secure and covered cycle storage. As part of the Phase 4 development, MEPC is seeking to deliver the full social hub obligation; the plans include;
- A social area and café with internal seating capacity for 100 covers and external seating for 30 covers. Additional outside social spaces are also provided.
 - A gym/fitness room with capacity for 38 people at any one time and up to circa 380 members.
 - A nursery with an 85 child capacity
 - Showers
 - Secure and covered cycle storage for 32 bicycles
- 4.6 Applications to discharge the social hub conditions are currently under consideration alongside the reserved matters applications (applications WNS/2021/2159/COND and WNS/2021/2160/COND refer).

5. RELEVANT PLANNING HISTORY

- 5.1 The following planning history is considered most relevant to the current proposal:

Application Ref.	Proposal	Decision
S/2019/1793/MAO	Outline application for a mixed-use development comprising use classes B1a / B1b / B1c / C1 / C2 / D1 / non-retail promotional automotive display (sui generis) / social hub (sui generis) including parking and access arrangements, associated landscaping, supporting infrastructure and ancillary works, and demolition of existing structures	Approved 6 th February 2020
S/2019/0443/EIA	Variation of condition 3 (gross external floor space) of S/2016/1795/EIA (Outline application for mixed use development comprising offices, light industrial, general industrial and storage & distribution facilities (Use Class B1a, B1c, B2 & B8), education	Approved 17 th July 2019

² B2 and B8 uses relate to the principal outline permission only and not the 'land swap' parts of the site.

³ Conditions 24 and 25

	including on site student accommodation (D1 & C2), up to two hotels (C1), non-retail promotional automotive display space (sui generis), a social hub (sui generis), parking and access arrangements, supporting infrastructure including highway and utilities improvements, demolition of existing structures, associated landscaping and other ancillary works. Application accompanied by an Environmental Statement) To include B1b research and development class use as part of the permitted floorspace	
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6. RELEVANT PLANNING POLICY AND GUIDANCE

Statutory Duty

- 6.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

Development Plan

- 6.2 The Development Plan comprises the West Northamptonshire Joint Core Strategy Local Plan (Part 1) which was formally adopted by the Joint Strategic Planning Committee on 15th December 2014 and which provides the strategic planning policy framework for the District to 2029, the adopted South Northamptonshire Local Plan (Part 2) and adopted Neighbourhood Plans. The relevant planning policies of the statutory Development Plan are set out below:

West Northamptonshire Joint Core Strategy Local Plan (Part 1) (LPP1)

The most relevant policies of the LPP1 are:

- SA – Presumption in Favour of Sustainable Development
- S1 – Distribution of Development
- S10 – Sustainable Development Principles
- E5: Silverstone Circuit
- S10 Sustainable Development Principles
- S11: Low Carbon and Renewable Energy
- BN1: Green Infrastructure Connections
- BN2 Biodiversity
- BN5 Historic Environment and Landscape

South Northamptonshire Local Plan (Part 2) (LPP2)

The most relevant policies of the LPP2 are:

- SS2: General Development and Design Principles
- INF4: Electric Vehicle Charging Points
- NE3: Green Infrastructure Corridors
- NE4: Trees, Woodlands and Hedgerows
- NE5: Biodiversity and Geodiversity
- HE2 Scheduled Monuments and Archaeology

- H3 Historic Parks and Gardens

Material Considerations

6.3 Below is a list of the relevant Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Supplementary Planning Guidance
- Silverstone Park Design Code
- Silverstone Development Brief

7 RESPONSE TO CONSULTATION

Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

Consultee Name	Comment
National Highways (previously Highways England)	No objections: Note that the principle of the proposed development has already been agreed in support of the outline application, and this Reserved Matters application is unlikely to have a detrimental impact on the operation of the SRN.
Northants Highways	No Objections
Economic Development	Support: Creates new commercial floorspace; allows for diversification/growth of local business offer; will create employment opportunities; benefits the local economy
Planning Policy	No Objection The principle of development on this site has been established through an extant consent. No in principle objection subject to the requirements of the outline consent being complied with and any associated reserved matters application being fully compliant with the requirements of the development plan, unless material considerations indicate otherwise.
Lead Local Flood Authority	Comment Insufficient information available to comment on the acceptability of the proposed surface water drainage scheme <i>Officer Note: Condition 15 of planning permission S/2019/1793/MAO and 17 of S/2019/0443/EIA require full details of the surface water drainage scheme to be submitted and approved prior to development commencing on site. These conditions will still need to be complied with and discharged before development starts.</i>
Northants Police CPDA	Comment Buildings to have 3rd party accredited security rated personnel doors, roller shutter doors and fire escapes. The site is very permeable and the buildings are accessible on all elevations. The fire exit doors are hidden from the frontage

	<p>and presumably the CCTV coverage will be particularly vulnerable.</p> <p>I am pleased to note the contents of the section on Security in the Design and Access statement but would like further information on the proposed CCTV layout.</p> <p>Everything else described appears to be fit for purpose.</p> <p><i>Officer Note: The applicant's attention will be brought to the CPDA's comments and a condition is proposed to secure full details of all security and crime prevention measures.</i></p>
Health and Environmental Protection	<p>No Objections Recognise that the principle of development on this site has been established through an extant consent. Development should meet requirements of relevant conditions in terms of noise, air quality, land contamination as attached to the outline consent and requirements of the development plan.</p>
Building Control	<p>No Objections</p> <ul style="list-style-type: none"> • All surface water to soakaway. • Radon Protection to be ascertained • Fire Risk assessment required • Fire Vehicle access to be ascertained/consult required.
WNC Licensing	No Objections
Silverstone Parish Council	No response received
Syresham Parish Council	No Objections
Towcester Town Council	No Objections
Whittlebury Parish Council	No response received
Health and Safety Executive	No comments
Wildlife Trust	No response received
Anglian Water	No response received
NCC External Funding Partnership	<p>Comment: Note that there does not appear to be any detail provided in relation to provision of fire hydrants for the site as required by Condition 7 of the outline.</p> <p><i>Officer Note: The proposed conditions include the need to provide details of fire hydrants, sprinkler systems and their associated infrastructure</i></p>
WNC Archaeology	No response received
Buckinghamshire Council	No formal response but officers from both councils are working alongside one another.
Biddlesden Parish Council	No response received
CAA Aerodromes	No response received
WNC Minerals and Waste	No response received

8.1 One letter of objection has been received from Silverstone Circuits Ltd, albeit that this objection was made in response to the original plans which have since been amended. They objected to the original plans on the following grounds;

- Development should follow the 2007 Development Brief and Outline planning permission
- The Development Brief identified this area as a high-profile one in terms of building quality, mass, form and density with high quality architecture creating a setting and a strong landscape structure for the arrival at the world class venue Silverstone. The proposals note the land use of Sui Generis, B1,B2 and not B8.
- The outline permissions note this as being a key zone and focal point with high quality units, feature buildings, a strong landscape structure. Bulk Density and design being complimentary to the already established buildings on the site.
- Buildings and infrastructure are very tight to the site (and legal) boundaries and the circuit pay line.
- Foundations etc will have to extend onto the boundaries of the BRDC/Silverstone
- Some buildings limit the agreed and legal rights of access with the Circuit
- Density is higher than expected with limited landscaping and significant hardstanding and car parking which conflicts with the aspirations of the Development Brief and the rest of the Park
- Requires servicing from Silverstone Circuits Land
- The Development Brief and outline planning application identified the maximum height in this location as two / three storeys. The high bay development maximising 9.6 metres is significant. Whilst it may fit within the overall height parameter, its bulk and form, along with the rectangular nature of the building is not in keeping with the high quality, articulated façade and boundary to the site.
- Some of the units will create a significant wall of approximately 9 metres facing to the entrance of the World- Class Silverstone Circuit. We do not consider this to be in line with the objectives and proposals noted in the Development Brief or the Approval of Reserved Matters.
- The intensification of this site is illustrated by the quantum of car parking to meet the requirement. The car parking leaves little green space for landscape or edging and again, is contrary to the landscape commentaries and objectives of the masterplan. The landscape objective to create soft spaces, to be respectful custodian of the site, bearing in mind its relationship to Stowe and the Historic Rides etc. It could be noted in the landscape masterplan and specific requirements from Buckinghamshire Council and West Northants that the restoration of the rides and the creation of public spaces / realm is a fundamental. The current proposals lack this due to the intensity of development on the site.
- There is no articulation of the façade, the roofline or eaves. It is a long linear façade
- Consideration to be given to reducing the built form to allow the creation of high quality, durable and sustainable hard landscapes that will complement and unify the existing and proposed building developments throughout the site and

to increase ecological diversity and create wildlife habitats and 'green corridors', where possible.

9 APPRAISAL

Principle of Development

- 9.1 The principle of development on the site of the phase 4 applications has been accepted and granted outline planning permission under two permissions. The majority of the site relates to the principal outline permission S/2019/0443/EIA (reserved matters application ref WNS/2021/1269/MAR) with two smaller parcels to the south west and north eastern part of the site granted outline permission under the land swap permission S/2019/1793/MAO (reserved matters application WNS/2021/1285/MAR).
- 9.2 The reserved matters are the same for both application submissions and both outline permissions are subject to parameters in terms of the amount and type of development authorised for the wider Silverstone Park. Both outline permissions are also subject to the same S106 Agreement.
- 9.3 The nature and amount of development proposed falls within the parameters of the outline permissions and therefore the type of development proposed and the amount of development proposed are acceptable as a matter of principle.

The Reserved Matters

Layout

- 9.4 The approved Design Code envisages a "campus-style" development at Silverstone Park. Key objectives include creating a strong sense of place and an attractive environment within which to work, as well as an attractive and permeable public realm that encourages walking and cycling. Key to the success of this is a shared design ethos with buildings positioned in a well landscaped setting with high quality public realm and interconnected attractive and useable linkages.
- 9.5 The application site is a key gateway location and it is important that the development provides a sense of arrival into not only the phase 4 development, but also the wider Silverstone Park and the racing circuit. The reserved matters submissions have been the subject of pre-application discussions which have resulted in a number of amendments and improvements being made both before submission and during consideration to better reflect the importance of this phase of development given its location.
- 9.6 The development seeks to make the most of this key location by creating key new areas of public realm. The main one of which is located at the very front of the site on the corner of the access road and Dadford Road. Behind this area lies a 'signature building' (building 2100 – see further detail in 'appearance' below). This landscaped area is referred to as the 'Plaza' and it links up with the existing mature trees to its south. It will comprise both hard and soft landscaping including trees, amenity grass, mixed planting, seating areas and feature paving with a slight raising of ground levels and mounding to give further emphasis.
- 9.7 Other areas of public realm lie to the front of the café/gym to help create a social hub, again with planting and seating and links to the entrance 'Plaza'; as well as smaller 'breakout' areas across the scheme.

- 9.8 The layout provides cycle and pedestrian linkages and cycle parking in key accessible and prominent locations (see section on 'access' below).
- 9.9 Whilst the signature building provides a frontage to Dadford Road, the primary frontages of the other buildings will face towards the centre of the site. Yards are located to the rear of buildings, where possible. Where yards partially face onto public realm, landscaping is provided to screen / enclose the yard space.
- 9.10 Details of external lighting have not been provided at this stage, but conditions attached to both outline permissions require details of the external lighting scheme before commencement and additional conditions are proposed to be attached.
- 9.11 Full details of all site boundaries have not been submitted and it is recommended that a condition is attached to the permissions requiring the approval of such details prior to their installation.
- 9.12 A plan identifying the locations for signage around and within the site has been submitted as has a signage typology document. The types of signage proposed will follow the consistent approach of the preceding phases and the locations proposed are those which are key for arrival, identification and wayfinding.
- 9.13 Overall, the proposed layout is considered to comply with the Design Code and the parameters set by the outline permissions and is acceptable.

Scale

- 9.14 The approved building heights parameter plan for the principal outline planning permission permits a maximum ridge height of 16m across much of the site. The parameter plan approved under the land swap outline planning permission imposes a maximum height of 12 metres.
- 9.15 All buildings proposed comply with the approved maximum height parameters for each part of the site with heights of circa 11m max floor to ridge height for all buildings other than the signature building (building 2100). This signature building will have a maximum ridge height of 12.8m. This is within the outline parameters and reflects the desire for a bespoke signature building which needs emphasis and presence above the remaining buildings – the increased ridge height reflects the need for this increased presence and sense of arrival whilst ensuring compliance with the outline permission. The buildings proposed vary in footprint.
- 9.16 Precise AOD/FFL across the site will be submitted for approval following a detailed design exercise and this is secured by conditions on the corresponding outline permissions.⁴
- 9.17 Overall, given the site context and the parameters set by the outline permissions the scale proposed is considered to be acceptable.

Appearance

- 9.18 Three of the new buildings are similar in appearance, but one of the four (building 2100 located on the corner of Dadford Road and the access road) will be a 'signature building' given its prime frontage location.

⁴ Condition 6 of both permissions

- 9.19 All buildings are generally simple in plan form with a common material palette. There is a mix of dark grey and light grey cladding with chamfered features and red feature bands making reference to the wider site.
- 9.20 The signature building has a more impactful setting (see section on layout). At the request of officers its design has been enhanced and improved since originally submitted to make sure it stands out as a bespoke signature building as envisaged under the Design Code. The building now incorporates a new feature cladding 'wrap' to create a visually distinctive building. It includes a cladding parapet to create an asymmetric pitch and multi-dimensional roofline which sets it apart from any other building at the Park, making it instantly recognisable from short and long views. Together with the increased height (see above) the building now has added prominence and equal signature building status adjacent to the Innovation Centre.
- 9.21 Overall, the appearance of these buildings and the inclusion of a signature building in this key location are welcomed and considered to comply with the Design Code.

Landscaping

- 9.22 Soft landscaping is proposed to site boundaries wherever possible incorporating additional tree and hedgerow planting. Existing trees are retained. Additional planting is proposed internally to break up the car parking areas and the new areas of public realm will be planted with trees, amenity grass and areas of mixed planting. Three columnar trees will frame the frontage to the signature building. A natural appearance will be created through extensive use of hedges, native trees and perennial planting. Long-living native species such as Oak and Maple are proposed as the applicant advises that they are very effective at storing carbon dioxide (i.e. carbon capture trees), based on information supplied by the Woodland Trust.
- 9.23 High quality surfacing materials will link with soft landscaping to create attractive spaces and linkages.
- 9.24 Biodiversity benefits will be seen across the site as a result of additional native hedge and trees along the southern boundary in particular as well as hedging and an area of species rich grass to the rear of one of the buildings.
- 9.25 Overall, the proposed landscaping proposals are considered to comply with the Design Code and are acceptable. Conditions are recommended to secure more detailed landscaping plans.

Access

- 9.26 Access and circulation - The primary vehicle, cycling and pedestrian routes to/from the site will be via Dadford Road. The development will be served by a new vehicle access road off the main entrance access road.
- 9.27 Primary pedestrian links will be from the main access road connecting with the existing pedestrian crossing linking to the Innovation Centre, and from Dadford Road in the vicinity of the recently installed pedestrian crossing. This will create a direct route between the new Social Hub and the western side of the Park. This Dadford Road link will also be a shared cycling route. Other pedestrian routes will be available through the site linking cycle parking spaces and breakout spaces.
- 9.28 The submitted tracking drawings indicate that the proposed road geometry and junction design is suitable for HGVs to access and egress the site safely.

- 9.29 The Highway team has raised no objections to these proposals.
- 9.30 Parking – the commercial buildings together have 162 car parking spaces and 64 cycle spaces. The social hub has 34 car parking spaces and 32 cycle parking spaces. The development will provide disability parking spaces and 10% (20 in total) of parking spaces for use by electric vehicles installed with DC fast charging equipment.
- 9.31 When calculating the amount of parking needed regard has been given to the Council's adopted Parking SPD, the bespoke nature of some of the uses, as well as the need to provide flexibility for MEPC in terms of the end user. Prior to the occupation of each tenant, MEPC will allocate appropriate parking provision to each building demise to reflect the exact use class and bespoke operation of each tenant. This will be recorded in the approved Car Parking Management Plan and reported to the Travel Plan Steering Group annually.
- 9.32 The overall amount of parking proposed is considered to be appropriate and the Highway team are content with the proposal and raise no objections in this regard.
- 9.33 Overall, the access and parking arrangements are considered to be acceptable.

Other matters

Energy Efficiency

- 9.34 The outline planning permissions require the buildings to be constructed to a BREAAAM 'Very Good' standard; however the applicants will be targeting an 'excellent' rating. The application is accompanied by an Energy Strategy which sets out that the following design measures are recommended for inclusion in phase 4;

Be Lean measures:

- Reduced heating demand measures to reduce the heat loss through the building fabric and uncontrolled ventilation.
- Reduce Lighting demand – provision of adequate daylight to lower general lighting, reduce heat gains and electricity used.
- Shading – overhangs and reduction in translucent glazed panels to reduce direct solar gain to reduce overheating risk in occupied spaces.

Be Clean measures:

- High efficiency internal and external lighting throughout the proposed units.
- Efficient lighting control strategy which includes photoelectric (daylight) sensing and occupancy presence detection. External lighting linked to daylight sensors and a timer only to provide lighting when it is required.
- Variable speed drives on pumps and fans where applicable.
- All duct-work and pipework to be suitably insulated.
- Develop a metering and sub-metering building services strategy to monitor energy used within all proposed units.

- Where applicable use highly efficient heat recovery ventilation system.
- Ensure that energy efficient white goods are installed within the proposed buildings.

9.35 MEPC is responsible for carrying out the shell and core portion of the proposed buildings, which will incorporate the Be Lean and Be Clean measures listed above. In addition, they will provide a proportion of energy needs by renewable technology. The submitted Energy Strategy sets out the feasibility analysis undertaken to date and recommends that air sourced heat pumps (ASHPs) are incorporated as part of the shell and core build out. The exact Low Zero Carbon requirements of each building will be assessed in full during the detailed design process. This will be secured by a planning condition which requires submission of a full energy strategy with detailed calculations prior to the commencement of development. On this basis the development will comply with the current development plan policies concerning low carbon and renewable energy.

Operational Waste

9.36 Waste storage will take place either internally to buildings or within a defined compound at the rear of buildings which will be suitably screened. At fitout stage, MEPC engages with each tenant property to agree a range of operational procedures, including waste management services.

Security

9.37 MEPC contracts a private firm who operate a dedicated team at Silverstone Park, 7 days a week, instructed specifically to carry out maintenance and security of the estate. They provide on-site mobile security patrols every night between 7pm and 7am. There is also weekend daytime cover. The centralised CCTV system covers all the road entrances and most of the roadways within the main estate. Additional CCTV for Phase 4 will be added to the current system and will be accessible by the security company. All gates and entrances are regularly secured and checked as part of the security detail.

9.38 The development is laid out to permit open access points which are clearly visible and open to surveillance from a distance. MEPC will install an ANPR barrier entry system at the main entrances to enhance security to the estate between 7pm and 7am. Car parking and cycle storage is provided in the most prominent locations available and will be lit. All units will be installed with security lighting.

9.39 Conditions are recommended requiring full details of all security and crime prevention measures.

10 FINANCIAL CONSIDERATIONS

10.1 CIL is not liable in this instance.

11 PLANNING BALANCE AND CONCLUSION

11.1 Outline planning permission has been granted for commercial development on this site under two separate planning permissions. The outline permissions establish the amount and type of development permissible across Silverstone Park and the quantum and use classes proposed fall within those parameters.

11.2 The outline permissions are also subject to an approved Design Code. The proposals have been considered against this Design Code, as well as the parameters established by the outline permissions and the conditions attached to those outline permissions.

11.3 Having regard to the assessment set out above, it is considered that the proposals comply with the outline permissions and the Design Code and therefore the applications are considered to be acceptable.

12 RECOMMENDATION / CONDITIONS AND REASONS

DELEGATE TO THE ASSISTANT DIRECTOR FOR GROWTH, CLIMATE AND REGENERATION TO:

- 1) GRANT PERMISSION TO APPLICATIONS A (WNS/2021/1269/MAR) & B (WNS/2021/1285/MAR) SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY) AND**
- 2) RAISE NO OBJECTIONS TO APPLICATIONS C (WNS/2022/0074/NA) & D (WNS/2022/0084/NA)**

TIME LIMITS AND GENERAL IMPLEMENTATION CONDITIONS

Approved Plans

1. The development shall not be carried out otherwise than in complete accordance with the approved plans and details unless a non-material or minor material amendment is approved by the Local Planning Authority under the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The approved plans and details are:

Site

3677-SIL-SRA-XX-XX-M2-A-XX-002-P04	Existing Site Plan
3677-SIL-SRA-XX-XX-M2-A-XX-004-P02	Site Location Plan Phase 4 Reserved Matters Application 2
3677-SIL-SRA-01-XX-M3-A-00-100-P4	Proposed Site Plan
3677-SIL-SRA-XX-XX-M2-A-PL09-010-P3	Site Plan – Signage
3677-SIL-SRA-XX-XX-M2-A-XX-011-P4 and 012-P4	Proposed new GEA by LA area & RMA 1/2
3677-SIL-SRA-XX-XX-M2-A-XX-080-P02	Typical bike shelter
3677-SIL-SRA-01-XX-M2-A-PL-081-P3	Typical compound/ sub-station enclosure
3677-SIL-SRA-XX-XX-M2-A-PL01-201-P1	Site Elevations - Existing
3677-SIL-SRA-XX-XX-M2-A-PL05-001-P2	Site Elevations - Proposed
3677-SIL-SRA-XX-XX-M2-A-PL05-002-P2	West Elevation Existing and Proposed

Unit 2100

3677-SIL-SRA-02-XX-M2-A-PL04-001-P2	Unit 2100 - GA Ground Floor Plan
3677-SIL-SRA-02-XX-M2-A-PL04-101-P2	Unit 2100 - GA First Floor Plan
3677-SIL-SRA-02-XX-M2-A-PL04-201-P2	Unit 2100 - Roof Plan
3677-SIL-SRA-02-XX-M2-A-PL05-001-P7	Unit 2100 - Proposed Elevations
3677-SIL-SRA-02-XX-M2-A-PL06-001-P2	Unit 2100 - GA Sections

Unit 2110

3677-SIL-SRA-03-XX-M2-A-PL04-001-P2	Unit 2110 & 2115 - GA Ground Floor Plan
3677-SIL-SRA-03-XX-M2-A-PL04-101-P2	Unit 2110 & 2115 - GA First Floor Plan
3677-SIL-SRA-03-XX-M2-A-PL04-201-P2	Unit 2110 & 2115 - Roof Plan
3677-SIL-SRA-02-XX-M2-A-PL05-001-P7	Unit 2110 & 2115 - Proposed Elevations
3677-SIL-SRA-03-XX-M2-A-PL06-001-P2	Unit 2110 & 2115 - GA Sections

Unit 2125

3677-SIL-SRA-04-XX-M2-A-PL04-001-P2	Unit 2120 & 2125 - GA Ground Floor Plan
3677-SIL-SRA-04-XX-M2-A-PL04-101-P2	Unit 2120 & 2125 - GA First Floor Plan
3677-SIL-SRA-04-XX-M2-A-PL04-201-P2	Unit 2120 & 2125 - Roof Plan
3677-SIL-SRA-04-XX-M2-A-PL05-001-P7	Unit 2120 & 2125 - Proposed Elevations
3677-SIL-SRA-04-XX-M2-A-PL06-001-P2	Unit 2120 & 2125 - GA Sections

Unit 2130-2155

3677-SIL-SRA-05-XX-M2-A-PL04-001-P1 of 2	Unit 2130-2155 - GA Ground Floor Plan 1 of 2
3677-SIL-SRA-05-XX-M2-A-PL04-002-P1 of 2	Unit 2130-2155 - GA Ground Floor Plan 2 of 2
3677-SIL-SRA-05-XX-M2-A-PL04-101-P1 2	Unit 2130-2155 - GA First Floor Plan 1 of 2
3677-SIL-SRA-05-XX-M2-A-PL04-102-P1 2	Unit 2130-2155 - GA First Floor Plan 2 of 2
3677-SIL-SRA-05-XX-M2-A-PL04-201-P1	Unit 2130-2155 - Roof Plan 1 of 2
3677-SIL-SRA-05-XX-M2-A-PL04-202-P1	Unit 2130-2155 - Roof Plan 2 of 2
3677-SIL-SRA-05-XX-M2-A-PL05-022-P7	Unit 2130-2155 - Proposed Elevations
3677-SIL-SRA-05-XX-M2-A-PL06-001-P1	Unit 2130-2155 - GA Sections

Landscape

ASA-628-DR-001 P05 Landscape General Arrangement
ASA-628-SK-803 P02 Phase 4 Circulation Plan

Tracking

078299-CUR-XX-XX-DR-C05001-P04	Tracking Analysis Sheet 1
078299-CUR-XX-XX-DR-C05002-P04	Tracking Analysis Sheet 2
078299-CUR-XX-XX-DR-C05003-P04	Tracking Analysis Sheet 3

Documents - Energy Strategy Report by Ridge ref 5014177-RDG-XX-XX-DOC-ME-8402 dated November 2021

Reason : To clarify the permission and for the avoidance of doubt.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BEFORE ANY DEVELOPMENT COMMENCES

Functional Services and FRA

2. No development shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority;
 - Functional services (existing and proposed) above and below ground (e.g. drainage, power, communications cables, pipelines, electricity substations etc,) to include the provision of fire hydrants, sprinkler systems and their associated infrastructure
 - An updated Flood Risk Assessment with full drainage details including cross referenced calculations and a statement of compliance with the approved Outline Drainage Strategy/Flood Risk Assessments referenced in condition 17 of planning permission S/2019/0443/EIA and condition 15 of planning permission S/2019/1793/MAO or any amended/updated strategy approved pursuant to the discharge of those conditions

- An assessment of SuDS components as listed in the CIRIA SuDS Manual (C753), providing justification for exclusion if necessary

Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the remaining details required by condition 7 of the outline planning permissions S/2019/0443/EIA and S/2019/1793/MAO and condition 16 of S/2019/1793/MAO are acceptable and subsequently carried out as part of the reserved matters and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2, the approved Design Code and Government guidance contained within the NPPF.

Energy Strategy

3. The development shall be carried out in accordance with the Energy Strategy listed in condition 1. In addition to the measures detailed therein, a proportion of energy needs will need to be met by renewable technology. A detailed Energy Strategy shall therefore be submitted to and approved in writing by the Local Planning Authority before any construction takes place on any unit. This Strategy shall identify and include details and carbon reduction calculations of all proposed low carbon and renewable energy technologies for that building. Development shall thereafter proceed in accordance with the agreed details.

Reason: to ensure energy and resource efficiency practices are incorporated into the development in accordance with the Government's aim to achieve sustainable development in accordance with Policies S10 and S11 of the West Northamptonshire Joint Core Strategy and to accord with condition 8 of the outline planning permission S/2019/0443/EIA and S/2019/1793/MAO.

CONDITIONS REQUIRING LOCAL PLANNING AUTHORITY WRITTEN APPROVAL OR TO BE COMPLIED WITH BY DEVELOPER BEFORE SPECIFIC CONSTRUCTION WORKS TAKE PLACE

Additional Details

4. No development above slab level shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority;
 - All external lighting (including street lighting and feature lighting)
 - Details (including samples) of all external materials
 - full details of security and crime prevention measures
 - all means of enclosure/boundary treatments within and around the site
 - Details (including samples as necessary) of all hard surfacing materials
 - Proposed finished levels or contours of hard landscaping works

Development shall thereafter proceed in accordance with the approved details.

Reason: To ensure the remaining details required by conditions 8 and 9 of the outline planning permissions S/2019/0443/EIA and S/2019/1793/MAO are acceptable and subsequently carried out as part of the reserved matters and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2, the approved Design Code and Government guidance contained within the NPPF.

Soft Landscaping

5. No development shall take place above slab level until the following soft landscaping details have been submitted to and approved in writing by the Local Planning Authority;
- a plan delineating the demise of each part of the development hereby approved and the soft landscaping within that part (e.g. each unit/plot, estate road, shared spaces)
 - trees to be planted showing their species, spread and maturity;
 - planting plans
 - written specifications (including cultivation and other operations associated with plant and grass establishment);
 - schedules of plants, noting species, plant sizes and proposed numbers/densities
 - long-term management responsibilities and maintenance schedules
 - where relevant, details of habitat enhancement/creation measures and management, such as, native species planting, wildflower grasslands; woodland creation/enhancement, provision of habitat for protected species.

The soft landscaping works shall be carried out in accordance with the approved details within the first planting season following the first occupation of that part of the development or the completion of that part of the development whichever is the sooner.

Reason: To ensure that a satisfactory landscape scheme is provided in the interest of well-planned development and visual amenity and to ensure the remaining details required by condition 9 of the outline planning permissions S/2019/0443/EIA and S/2019/1793/MAO are acceptable and subsequently carried out as part of the reserved matters and to comply with Policy SS2 of the South Northamptonshire Local Plan Part 2, the approved Design Code and Government guidance contained within the NPPF.

INFORMATIVES:-

1. Your attention is drawn to the need to comply with the conditions imposed on the outline planning permissions S/2019/0443/EIA and S/2019/1793/MAO which shall continue in full force and effect, save insofar as they are expressly varied by any conditions imposed hereby.
2. Your attention is drawn to the associated planning obligation that was entered into in accordance with S106 Town and Country Planning Act in respect of the outline permissions ref S/2019/0443/EIA and S/2019/1793/MAO.
3. The applicants are requested to notify West Northamptonshire Council of the use of each unit within 30 days of that unit being occupied, in order that the Council can maintain a record of the quantum and use of development approved.
4. Your attention is drawn to the need to have regard to the requirements of UK and European legislation relating to the protection of certain wild plants and animals. Approval under that legislation will be required and a licence may be necessary if protected species or habitats are affected by the development. If protected species are discovered, you must be aware that to proceed with the development without seeking advice from Natural England could result in prosecution. If any vegetation or trees are to be removed, it should first be ensured that they do not contain nesting birds or roosting bats. For further information or to obtain approval contact Natural England.
